

Action Plan Errata Sheet August 30, 2002

The following text shows changes to the June 2002 City of Villages Action Plan in strike-out/underline format, including revisions recommended by the Planning Commission at their hearing of August 15, 2002. All other text contained in the June 2002 Action Plan remains unchanged, except that typographical errors will be corrected, and bulleted items shown as sub-items to numbered Action Items will be reformatted as numbered lists (shown as 1), 2), 3), ...) in the final document, to allow for easier referencing.

Strike-out/underline edits:

Introduction - Public Facilities and Infrastructure Overview

Additional ~~Improved~~ infrastructure and public facilities must be in place in order for many of the proposed village locations to be viable.

Introduction – Monitoring Program

- Economic indicators, for the purpose of monitoring community economic performance and establishing priorities for public investment at the regional and community levels.

Introduction - Planning Department Action Plan Priorities:

- *Action 1.a Use the City of Villages Technical Map with Draft Regional Transit Vision (Appendix C) as the starting point to identify potential village centers and corridors in community plans. ~~on the City of Villages map.~~
- *Action 1.e Revise Council Policy 600-23 to clarify designations of open space and retention of City-owned open space throughout the City, and collaborate with other agencies to reduce consumption of land and help preserve the San Diego region's backcountry and rural lands.
- *Action 3.a Adopt ~~Develop~~ a financing strategy that identifies new revenue sources and encourages the formation of partnerships to remedy the public facilities shortfall for parks, libraries, local streets and sidewalks, and fire stations in urbanized communities. Pursue regional funding for the Multiple Species Conservation Program and Transit First.
- *Action 4.a Adopt a Conservation Element of the General Plan that addresses: resource protection, energy conservation, pollution prevention, watershed and habitat protection, storm water and urban runoff, land development, social equity, and education.

*Action 4.b. Pursue energy independence and ~~Develop~~ develop energy conservation, supply, and efficiency programs.

Action Goal 8.a Design neighborhood-specific strategies to promote equitable development and avoid displacement of existing residents, and preserve desired neighborhood character.

Action 9.a Require application of elements of the Transit-Oriented Development Design Guidelines in centers and corridors identified on the Strategic Framework Element City of Villages Map.

*Action 9.b With extensive public input, amend community plans to designate village sites, implement relevant Strategic Framework Element and Action Plan recommendations, and investigate whether existing community plan densities are located in areas that support the Strategic Framework Element policy recommendations. Ensure that zoning is applied to implement community plans and that the California Environmental Quality Act (CEQA) process is followed. In addition, prepare criteria for community plan amendments that increase residential density. ~~prepare Community Identity and expanded Community Facilities elements, and identify employment lands. Initially amend five to eight community plans.~~

Action 9.c.6) Develop parking strategies and adjust Land Development Code parking requirements, as necessary, to implement the City of Villages vision for well designed, mixed-use, moderate/higher density centers. (Note: staff added this Action Item to the high priority list after the Planning Commission hearing-).

Action 9.g Establish a Pilot Village Program.

ACTION ITEMS:

1.a City of Villages Map

Use the City of Villages Technical Map with Regional Transit Vision (Appendix C) as the starting point to ~~Identify~~ identify mixed-use Neighborhood and Urban Village Centers and Transit Corridors in community plans on the City of Villages map. (Note: this map was formerly called the “Illustrative” map.)

1.b Urban Design Element

Update the Urban Design Element of the General Plan. Urban design is the art and science of building cities. It helps to differentiate one city from another, gives a special quality that adds value to the land, and attracts people to these places. A successful urban

design plan will help create great parks, plazas, streets, architecture, and neighborhoods. As such, the recommendations contained within the Urban Design Element will influence the implementation of many other policies contained within the Strategic Framework Element. Some of the components to address in the update include:

- 4) Use the Land Development Manual as a base for a comprehensive Urban Design Manual.

1.~~d~~-d Environmentally Sensitive Lands

- 2)* Consider amendments related to riparian resource protection as needed to protect watersheds and habitat.

1.~~e~~-e Open Space

- 2) Collaborate with the County of San Diego and other government agencies to reduce consumption of land and help preserve the San Diego region's backcountry and rural lands. Investigate tools, such as transfer of development rights, ~~that~~rights that could be used as incentives to open space preservation.

3.a Financing Strategy

Adopt ~~Develop~~ a financing strategy that identifies new revenue sources and encourages the formation of partnerships to remedy the public facilities shortfall for parks, libraries, local streets and sidewalks, and fire stations in urbanized communities. The City should also pursue, as a part of the financing strategy, regional funding for the Multiple Species Conservation Program (MSCP) and Transit First.

3.b General Plan Public Facilities Element

- 1) Update the Public Facilities Element of the General Plan to establish ~~citywide~~ Citywide priorities for the provision of facilities and to provide guidance for the Community Plan Facilities elements.
- 2) Establish service standards for public facilities and infrastructure that are flexible, but provide an equivalent level of service.
- 3) Evaluate increases in fees with nexus to infrastructure needs, and identify and evaluate sources of direct and indirect subsidies to growth.
- 4) Establish facilities financing options for village development including private investment.
- 5) Add a goal to maintain fiscal capacity per capita in real terms.

3.c Community Facilities Element

- 2)* Establish policy direction on the desired character, prioritization, phasing thresholds, and mix of needed community facilities.

- 3) Establish a link between financing and phasing plans to the Capital Improvement Program (CIP).

3.d Community Facilities Financing Plans

- 1) Identify all **existing and future** public facilities needed in each community.
- 6) Link financing and phasing plans to the Capital Improvement Program (CIP).:-
- 7) Review impact fee policies, refine the nexus rationale, and require an annual update of impact fees to address inflation and cost increases, to maintain service levels as population grows.
- 8) Ensure that public facilities are developed concurrent with need.

3.e Recreation Element

Update the Recreation Element of the General Plan to:

- 1) Develop a Park Master Plan that includes a **needs** assessment and implementation strategies to **meet urban park needs and** address inequitable access to recreational resources.
- 3) Expand options for how communities can meet park and recreation standards. The standards should take into account **community character and preferences**, land constraints, joint use opportunities, and the potential for integrating public/social space with recreation space. **The standards should be flexible, but provide an equivalent level of service.**
- 4) Monitor the loss or addition of community open space and parkland by **community planning area**.
- 5) Develop policies designed to protect and enhance regional parks.:-

4.a Conservation Element

Adopt a Conservation Element into the General Plan that further addresses, but is not limited to the Strategic Framework policy recommendations for resource protection, pollution prevention, watershed and habitat protection, energy conservation and efficiency, storm water and urban runoff, land development, environmental equity, and education policies.

4.b Energy Programs

Pursue energy independence and ~~D~~develop energy conservation, supply, and efficiency programs that:

- 4) Determine the feasibility of clean/renewable energy bonds to finance energy infrastructure improvements.
- 7) Support energy conservation and efficiency programs to reduce demand.

8) Reduce reliance upon non-renewable energy sources.

4.c **Sustainable Green Buildings**

Evaluate and revise City policies, codes, guidelines, and practices to work toward the ~~citywide~~Citywide development of sustainable, or green buildings that use renewable energy and conserve energy through design, location, construction, and operation. SustainableGreen building techniques include:---

2)• Make progress toward the ~~citywide~~Citywide use of sustainable green building techniques in private development.

3)• Provide incentives to builders/owners that employ sustainable green building techniques.

4.d **Storm Water and Urban Runoff**

8)• Continue ongoing development of storm water and urban runoff pollution prevention programs.

◇ Consider Use of City facilities (e.g., parks) for filtration and revegetation systems to improve water quality and prevent urban runoff pollution, if it enhances the primary use of the facility.

4.e **Environmental Education**

4) ——Promote use of Crime Prevention Through Environmental Design (CPTED) measures (see Action 2.d) to help protect natural resources and deter illegal activities such as illegal dumping, grading, litter, storm water pollution, graffiti, and tree and landscape destruction.

4.f **Topographic and Open Space Resources**

5) Monitor the loss or addition of community open space and parkland by community planning area.

6) Protect and enhance regional parks through planning and acquisition.

4.h **Air Quality**

Protect and improve air quality.

1)• Work with MTDB, the Air Pollution Control District (APCD), and others to improve air quality.

5.c **Street Network**

- 1) Establish new street/trail connections in communities where the existing street layout is inefficient ~~dysfunctional~~ for pedestrians and bicyclists.

5.e Walkable Destinations

- 6) Amend the City's grading regulations to require convenient pedestrian access points from new development to adjacent uses and streets. The access points must meet Americans With Disabilities Act (ADA) standards.

Lead Department: Planning/Development Services • Staff Funding: Yes

5. a Mobility

- 2) Work with MTDB, and SANDAG, and others to provide high-quality transit services to villages through implementation of the Transit First program.
- ◇ Demonstrate a high level of transit/land use integration and pursue transit right-of-way dedication to support the Transit First network through village design and development.
 - ◇ Require transit improvements as mitigation measures for traffic impacts of private development projects.

~~5.g Grading~~ (Note: Added as a bullet under "5.e Walkable Destinations.")

~~Amend the City's grading regulations to require convenient pedestrian access points from new development to adjacent uses and streets. The access points must meet Americans With Disabilities Act (ADA) standards.~~

~~Lead Departments: Planning/Development Services • Staff Funding: To be determined~~

6.c Housing Supply

- 1) Encourage mixed-use, co-housing, companion units, smaller lot and size (square footage) homes, and single-room occupancy residential hotel developments.

7.a Economic Prosperity Element

- 1) Address the importance of the environment in economic prosperity.
- 10) Identify areas where land uses should be restricted and where middle-income employment land uses should be expanded. ~~In general, the range of permitted land uses should be most restricted in the northern portion of the City and less restrictive in the southern portion.~~
- 15) Evaluate the growth impacts resulting from economic incentive actions.
- 16) Develop and utilize economic indicators.

7.b Employment Lands

~~As a part of Action 9.b, amend groupings of community plans to:~~

- 9) Identify underutilized City-owned land that can be served by transit with potential for use as employment land and prepare comprehensive plans for such lands as appropriate.

Lead Departments: Planning/Community and Economic Development/Real Estate Assets/General Services • Staff Funding: Yes

7.d Living Wage

Adopt Living Wage, or similar legislation as a way to achieve a higher standard of living for all San Diegans.

~~7.e Public Lands~~ (Note: Added as a bullet under “7.b Employment Lands.”) r

~~Identify underutilized City-owned land that can be served by transit with potential for use as employment land and prepare comprehensive plans for such lands as appropriate.~~

~~Lead Departments: Planning/Real Estate Assets/General Services • Staff Funding: No~~

Renumber 7.f – 7.i to 7.e – 7.h, respectively.

8.a Equitable Development

- 9) Encourage ~~non-profit group~~ resident education programs focusing on residents’ legal rights, opportunities for home ownership, home-buying and selling strategies, and skills in negotiating for equitable development in the midst of gentrification.

- 10) Support community-based acquisitions (e.g. through community development corporations or cooperatives) of community-serving assets.

9.a Transit-Oriented Development Design Guidelines

Require application of elements of the Transit-Oriented Development (TOD) Design Guidelines in centers and corridors identified on the Strategic Framework ~~Element~~ CityElement City of Villages Map, where discretionary review is required, until community plan amendments and rezonings, as needed, are prepared for each site. The TOD Guidelines will not supercede community plan density or land use recommendations.

9.b Community Plan Amendments

- 1) Through an extensive public outreach process, designate mixed-use village sites and prepare plans for village development master plans.
 - ◇ Prepare ~~comprehensive~~ environmental analysis and rezones for the sites as necessary.
 - ◇ Address village parking needs through a combination of solutions such as: management of parking resources, shared use agreements, development of community parking structures, increased transit services, parking districts, and other means.
 - ◇ Prepare detailed land use and design guidelines.
 - ◇ Amend redevelopment plans as necessary.
 - ◇ Provide public facilities commensurate with need.
 - ◇ Provide public/civic space as a part of the village project.
 - ◇ Improve opportunities for walking, bicycling, and transit use.
 - ◇ Require discretionary review for village projects that are inconsistent with community plan recommendations.
 - 2) Implement relevant Strategic Framework Element and Action Plan recommendations for Urban Form, Neighborhood Quality, Public Facilities, Conservation and the Environment, Mobility and Walkable Communities, Housing, Economic Prosperity, and Equitable Development.
 - 3) Investigate whether existing planned community plan densities are located in areas that support the Strategic Framework Element policy recommendations through the community plan amendment process.
 - 4) Ensure that zoning is applied to implement the land use designations and other policies of community plans.
 - 5) Prepare comprehensive environmental analysis for community plan updates consistent with CEQA.
 - 6) Consider Council Policy, General Plan, or Land Development Code amendments to establish criteria for community plan amendments that increase residential density. The criteria should address whether:
 - ◇ the proposed development implements the relevant policy recommendations of the Strategic Framework Element; and
 - ◇ the proposed development pays for the public facilities needs generated by the project; and
 - ◇ the City of San Diego, or other public agencies, have funding identified to reduce the existing facilities shortfall, or the project demonstrates an extraordinary public benefit to the City and community.
- ~~Prepare Community Facility elements as described in Action 3.e.~~
 - ~~Prepare Community Identity elements as described in Action 1.e.~~
 - ~~Intensify employment lands as described in Action 7.b.~~
 - ~~Address community-specific application of storm water quality recommendations as described in Actions 4.a and 4.d.~~

- 7)• Monitor compliance with City of Villages 2020 Housing Goals Table (Appendix A).
- 8) Review/reform the community plan amendment process to preserve the integrity of community plans.

9.e. Land Use Element

Create a Land Use Element of the General Plan to establish the relationship between the General Plan and the community plans. The Element should:

- 4) Serve as a bridge between community plan land use designations and policies.
- 5) Identify land uses of ~~citywide~~Citywide significance that implement ~~citywide~~Citywide goals and objectives.
- 6) Establish policies and standards to protect ~~citywide~~Citywide resources.
- 7) Depict the ~~citywide~~Citywide relationship between land use and transportation systems.
- 8) Identify implementation programs, including public facility financing programs that are ~~citywide~~Citywide in scope.
- 9) Identify regional policies in concert with adjacent cities and the county to create regional solutions to land use distribution and protection of unique resources and rural areas.
- 10) Provide policies and implementation programs that are consistent and support the other elements of the general plan.
- 11) Focus on opportunities for universal access including those for children and seniors.

9.g Pilot Villages

Establish a Pilot V~~village~~ Programs are intended to demonstrate how a village can be built and how it will evolve and function depending on the neighborhood and community in which it is sited.

9.j Proactive Planning

- 1)• Reevaluate the planning process to allow for proactive, aggressive planning and implementation.
 - ◇ Evaluate Planning Department working relationships with the development industry, ~~and~~ planning, and other groups.

9.i Facilitate Financing

- 1) Encourage private investment, secure grant funding, reallocate existing City funds, and/or use some type of Smart Growth revolving loan fund to help finance village development.
- 2) Work with lending institutions to develop/expand desirable loan programs and help change attitudes and lending policy regarding mixed-use development.

9.m Consistency

Reconcile all General Plan elements, including community plans (as components of the Land Use Element) and the Strategic Framework Element, to ensure internal consistency.

Appendix A – 2020 Housing Goals

Add a footnote as follows:

The table does not establish any set number of additional housing units that would be placed in a community and therefore would not limit a community planning area in determining its own future growth.

Appendix C – City of Villages Technical Illustrative Map with Regional Transit Vision